

THE SALL TEAM

C3 Real Estate Solutions



Contract Preparation Guide

Please do not call or text; instead, use the following contract prep guide & email info@sallteam.com with any additional questions.

General Information

Seller(s) Name: Robert Michael Zapp and Kortney Mae Zapp
Address: 1702 Albany Ave, Loveland, CO 80538
Legal: Lot 12, Block 4, Mc Kee Meadows 1st Lov, County of Larimer, State of Colorado.

Inclusions: electric stove/oven, dishwasher, microwave, refrigerator, curtain rods, basement curtains, garbage disposal, 2 garage door remote controls
Exclusions: clothes washer, clothes dryer, nursery curtains, living room curtains, bathroom curtains, upstairs bedroom curtains, seller's personal property

Earnest Money: \$4,000 Held by First American Title
Title Company: First American Title
Escrow Officer: Tina Williams | (970) 397-4651 | tiwilliams@firstam.com

Deed: Special Warranty

Dates & Deadlines

Offers Due: All offers are due by Monday, April 19 at 3pm

Seller Acceptance Deadline: No earlier than Tuesday, April 20 at 7pm - seller is out of the state for the weekend & no acceptance deadlines before this time will be considered.

Closing: Seller is flexible on the exact closing date but would prefer a 30-day closing or sooner.

Possession: Seller would like a Post Closing Occupancy Agreement until July 6 at 12pm MT.

Seller's Property Disclosure: Available on the MLS. Please mark the Sellers' Property Disclosure as "Complete" in your offer.

Lead-Based Paint Disclosure: Available on the MLS. Please mark the LBP Disclosure Deadline as "Complete" in your offer. Remember to send the LBP Disclosure with your offer.

Other Dates: Please keep any other dates as fast as possible

Utilities

Water: City of Loveland
Sewer: City of Loveland
Electric: City of Loveland
Natural Gas: Xcel
Trash: City of Loveland
Internet: Seller used Xfinity

Offer Submitting

Listing Agent (Brett Sall) License Number: FA100077521
Listing Brokerage License Number: EC.100041610

Please submit offers to: brett@sallteam.com & brittany@sallteam.com

"Love Letters" will not be accepted and will not be read.